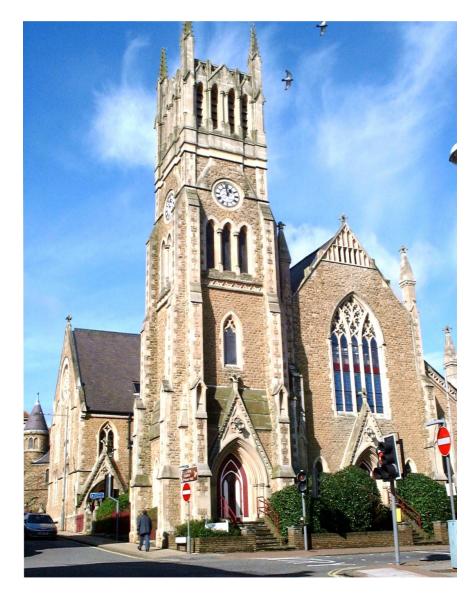


Valuers • Development Consultants

## SELF CONTAINED FULLY FURNISHED SECOND FLOOR OFFICES 930 SQ FT (86.4 SQ MTS) APPROX TO LET ON SHORT TERM LICENCE - WITH ON SITE CAR PARKING



WESLEY CHAMBERS (Suite 8), QUEENS ROAD, ALDERSHOT, HAMPSHIRE GU11 3JD

TEL: 01252 329129 4 Castle Street, Farnham Surrey GU9 7HR

www.emberson.com

Misrepresentation Act 1997 - Whilst all the information in these particulars is believed to be correct neither the agents nor their (eintes guarantee its accuracy nor is in intended to form part of any contract. No person within the employment of Emberson & Co has any automation to intende a particulars is a securacy nor is in intended to form part of any contract. No person within the employment of Emberson & Co has any automation in these particulars is believed to be correct neither the agents nor their dients guarantee its accuracy nor is in intended to form part of any contract. No person within the employment of Emberson & Co has any automation in the agents nor their their automation in the agents nor their their automation is and and any constant any co

LOCATION:	These offices are extremely well located within an imaginatively restored gothic style church, situated at the junctions of
	Grosvenor Road, Queens Road and Barrack Road, within a short distance of Aldershot Station (Waterloo – fastest journey approximately 45 minutes). Road communications are good with
	access on to the Blackwater Valley relief road (A331) and which now links the M3 (Junction 4) with the A31.

**DESCRIPTION**: Comprising of a self contained second floor fully furnished open plan office suite, with separate kitchenette and separate toilet facility. One on site car parking space will be allocated with the office suite.

## AMENITIES:

- New carpets
   Video entry phone system
   Spot Lighting
   Fresh Circulated Air
- Electric Heating

- Three Compartment Trunking
- One Car Parking Space
- Lift to all floors
- Vaulted ceilings & stained glass windows

ACCOMMODATION: Main Open Plan Area 930 sq ft (86.4 sq m)

- **LICENCE:** The office is available on licence and based upon a monthly licence fee of £1,000 inclusive of VAT. Annual building insurance and quarterly service charges will be down to the tenant to pay, together with utilities
- **<u>RATES</u>**: Rateable value £8,537. Rate in the £: 49.9p. Further details can be obtained from Rushmoor Borough Council Rating Dept on 01252-398331 and where small business rate transitional relief may be available.
- **PRICE**:The long leasehold interest is also available for sale at a price of<br/>£180,000 plus VAT. The term is for 125 years from 2007 at a ground<br/>rent of £120 per annum.
- VIEWING:
   Strictly by prior appointment with the Agents:

   Emberson & Co., First Floor, 4 Castle Street, Farnham Surrey GU9

   7HR.
   Tel No: (01252) 329129.

   Or
   (01252) 727595.

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   or

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   or

